

**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192 (as amended
by section 10 of the Planning and Compensation Act 1991)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 35 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

To: Weston & Co Architects Ltd
Watlington House
44 Watlington Street
Reading
RG1 4RJ

Application No: 190942
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Turner Estates

The Reading Borough Council hereby certify that on **13 June 2019** the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, and edged black on the attached plan was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. Based on all submitted information, on balance, it is considered that the premises at 7 Christchurch Gardens has operated as a 7 person HMO for a period of at 10 years and is therefore immune to enforcement action. It is therefore considered a Certificate of Lawfulness for the use of the building as a 7 person HMO (Sui Generis) should be granted.

First Schedule: Certificate of lawfulness for the existing use as a 7 person HMO (Sui Generis) (amended description)

Second Schedule: 7 Christchurch Gardens Reading RG2 7AH

Date: 31 January 2020



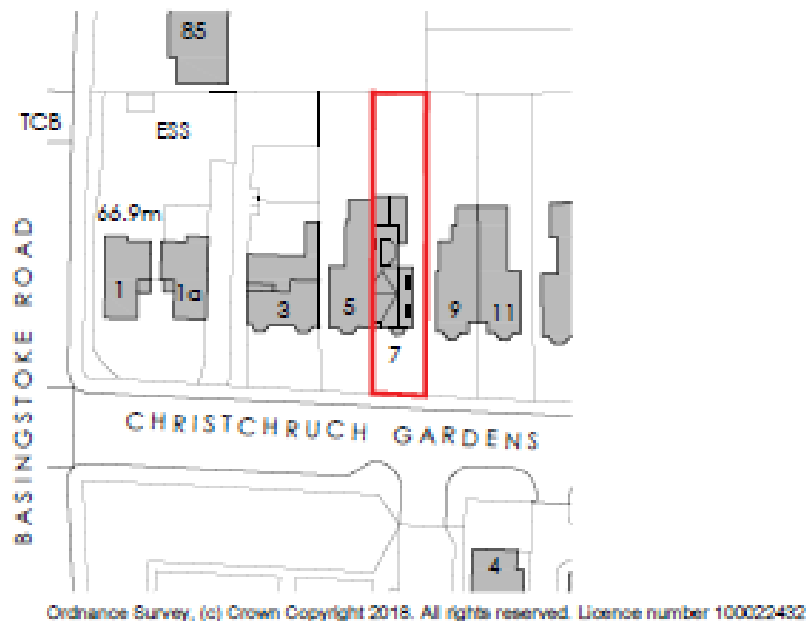
Head of Planning, Development
& Regulatory Services

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Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was/were lawful, on the specified date and, thus, was not/were not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matters which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country planning Act 1990.

Further information can be viewed at: <https://acp.planninginspectorate.gov.uk/>



LOCATION PLAN 1:1250